

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

November 18, 2004

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2
City Manager Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Todd Nigro, Vice Chairperson
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **October 21, 2004** Planning Commission Meeting minutes by reference (____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-5188 - TENTATIVE MAP - TAMARINDO PROFESSIONAL PARC (A COMMERCIAL SUBDIVISION) - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC - Request for a Tentative Map FOR AN EIGHT LOT COMMERCIAL CONDOMINIUM SUBDIVISION on 2.0 acres on the west side of Fort Apache Road, approximately 380 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).
2. ABEYANCE - TMP-5290 - TENTATIVE MAP - CLIFF'S EDGE POD 201 & 203 - APPLICANT: KB HOME - OWNER: CLIFF'S EDGE, LLC, ET AL - Request for a Tentative Map FOR A 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road (APN 126-13-101-001 through 004; 126-13-101-009 through 011 and a portion of 126-13-201-019), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Mack).
3. TMP-5334 - TENTATIVE MAP - ELEVENTH STREET LOFT HOMES - APPLICANT: LARRY S. DAVIS & ASSOCIATES - OWNER: MISSION SPRINGS PROPERTIES, LLC - Request for a Tentative Map FOR A 31-LOT MIXED-USE SUBDIVISION on 4.19 acres adjacent to the northeast corner of Eleventh Street and Carson Avenue (APN 139-34-712-111; 139-35-310-002 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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4. TMP-5356 - TENTATIVE MAP - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.36 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).
5. TMP-5394 - TENTATIVE MAP - FARM/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Tentative Map FOR A 51-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.3 acres adjacent to the southeast corner of Farm Road and Tule Springs Road (APN 125-16-301-004, 008 and a portion of 125-16-301-001, and 002), R-E (Residence Estates) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).
6. TMP-5400 - TENTATIVE MAP - CHARLESTON FESTIVAL - APPLICANT: EN ENGINEERING, INC. - OWNER: PSA LAND INVESTMENTS, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.74 acres adjacent to the north side of Charleston Boulevard, approximately 375 feet east of Torrey Pines Drive (APN 138-35-801-002 and 138-35-803-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
7. ANX-5329 - ANNEXATION - APPLICANT/OWNER: HENRY R GORDON AND THE LILIAS GORDON 1993 LIVING TRUST - Petition to annex property adjacent to the corner of Jones Boulevard and Madre Mesa Drive, containing approximately 2.16 acres (APN 138-13-301-001), Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD

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CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. ABEYANCE - VAC-5265 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - Petition to Vacate a portion of Moccasin Road east of Durango Drive, Ward 6 (Mack).
9. RQR-5263 - REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: D R PARTNERS - Required Four Year Review of an approved Special Use Permit (U-0069-98) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1111 West Bonanza Road (APN 139-28-801-016), M (Industrial) Zone, Ward 5 (Weekly).
10. RQR-5372 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAULE BECKER II, ET AL - Required One-Year Review of an approved Variance (V-0020-01) WHICH ALLOWED 190 PARKING SPACES WHERE 230 SPACES WAS THE MINIMUM REQUIRED adjacent to the northeast corner of Decatur Boulevard and Alta Drive (APN 139-31-221-001, 003, 004, 005 and 006), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
11. VAC-5333 - VACATION - PUBLIC HEARING - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: FLAMINGO SEC PARTNERS, LLC - Petition to Vacate U.S. Government Patent Easements generally located west of Decatur Boulevard, south of Alpine Place, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

12. ABEYANCE - GPA-5266 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend the City of Las Vegas Downtown Redevelopment Plan Map of the Las Vegas Redevelopment Plan to designate Future Land Use Designations as Commercial, Mixed Use, Industrial or Public Facility located within the Redevelopment Plan expansion area and within other areas of the Las Vegas Downtown Redevelopment Plan Map. Wards: 1 (Moncrief), 3 (Reese), and 5 (Weekly).

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13. ABEYANCE - GPA-5172 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: RE (RURAL ESTATES) TO: R (RURAL DENSITY RESIDENTIAL) on approximately 6.7 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012), Ward 6 (Mack).
14. ABEYANCE - ZON-5174 - REZONING RELATED TO GPA-5172 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RE (RURAL ESTATES) GENERAL PLAN DESIGNATIONS] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Mack).
15. ABEYANCE - WVR-5331 - WAIVER RELATED TO GPA-5172, ZON-5174, AND SDR-5175 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: MATRIX DEVELOPMENT CORPORATION - Request for a Waiver of Title 18.12.160 TO ALLOW A 182-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.65 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
16. ABEYANCE - SDR-5175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5172 AND ZON-5174 - PUBLIC HEARING - APPLICANT: LEGEND HOMES - OWNER: STAR LIVING TRUST AND MATRIX DEVELOPMENT CORPORATION - Request for a Site Development Plan Review FOR A 32 LOT RESIDENTIAL SUBDIVISION on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) [R (Rural Density Residential) and RE (Rural Estates) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

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17. ABEYANCE - GPA-5195 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MIKE MULLIN - OWNER: WESTCARE WORKS, INC. - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres at 5659 Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).
18. ABEYANCE - RENOTIFICATION - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN: 125-19-201-001 and 003), Ward 6 (Mack).
19. VAR-5377 - VARIANCE RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
20. ABEYANCE - RENOTIFICATION - SDR-4626 RELATED TO ZON-4623 AND VAR-5377 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request FOR A SITE DEVELOPMENT PLAN REVIEW OF A 19 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).
21. ABEYANCE - RENOTIFICATION - MOD-5212 - MAJOR MODIFICATION TO THE LAS VEGAS MEDICAL DISTRICT PLAN - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Major Modification to the Las Vegas Medical District Plan FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

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22. ABEYANCE - RENOTIFICATION - VAR-5214 - VARIANCE RELATED TO MOD-5212 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 177 PARKING SPACES ARE REQUIRED FOR A OFFICE DEVELOPMENT AND TO ALLOW FOR ZERO ON-SITE LOADING SPACES WHERE 3 ARE REQUIRED on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).
23. VAR-5511 - VARIANCE RELATED TO MOD-5212, VAR-5214 AND SDR-5213 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Variance TO ALLOW A 150-FOOT SETBACK WHERE 159 FEET IS REQUIRED AND A 36 AND A HALF FOOT SETBACK WHERE 84 FEET IS REQUIRED FOR COMPLIANCE WITH RESIDENTIAL ADJACENCY STANDARDS, A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A 15-FOOT SIDE YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A REDUCTION IN STREETSCAPE, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).
24. VAR-5512 - VARIANCE RELATED TO MOD-5212, VAR-5214, SDR-5213 AND VAR-5511 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 52 FEET 9 INCHES WHERE 45 FEET IS THE MAXIMUM BUILDING HEIGHT FOR A PROPOSED THREE-STORY OFFICE BUILDING on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).
25. ABEYANCE - RENOTIFICATION - SDR-5213 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5212 AND VAR-5214 - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT - OWNER: VALLEY GROUP CONSTRUCTORS, INC. - Request for a Site Development Plan Review FOR A 31,293 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Weekly).

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26. **ABEYANCE - VAR-5199 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EDGAR MARTINEZ AND KARINA MARTINEZ** - Request for a Variance TO ALLOW A THREE FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 2.33 FOOT MINIMUM DISTANCE SEPARATION BETWEEN A DETACHED ACCESSORY STRUCTURE AND REAR AND SIDE PROPERTY LINES WHERE THREE FEET IS REQUIRED, AND A ONE FOOT SEPARATION BETWEEN AN EXISTING DETACHED ACCESSORY STRUCTURE AND MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.13 acres at 5517 Flower Circle (APN 138-36-313-019), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).
27. **ABEYANCE - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC.** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES AND THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
28. **ABEYANCE - SDR-5179 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 31 STORY, MIXED USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 409 RESIDENTIAL UNITS AND 41,640 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).
29. **TMP-5380 - TENTATIVE MAP - TERRASANO III - APPLICANT: KIMBALL HILL HOMES NEVADA, INC. - OWNER: UNITED STATES OF AMERICA** - Request for a Tentative Map FOR A 26-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO EXCEED THE MAXIMUM RETAINING WALL HEIGHT OF SIX FEET ALLOWED IN TITLE 18.08.110 on 5.09 acres adjacent to the northwest corner of Farm Road and Tee Pee Lane (a portion of APN 125-18-601-015), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
30. **VAR-5389 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA** - Request for a Variance TO ALLOW A REDUCTION IN THE REQUIRED LOT WIDTH FROM 60 FEET TO 50 FEET FOR THE PROPOSED CONVERSION OF A RESIDENCE TO AN OFFICE on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).

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31. ZON-5385 - REZONING RELATED TO VAR-5389 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), Ward 1 (Moncrief).
32. VAR-5388 - VARIANCE RELATED TO VAR-5389 AND ZON-5385 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA - Request for a Variance TO ALLOW A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES FROM NINE SPACES TO FIVE SPACES FOR THE CONVERSION OF A RESIDENCE TO AN OFFICE on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).
33. SDR-5387 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5389, ZON-5385 AND VAR-5388 - PUBLIC HEARING - APPLICANT/OWNER: EVE MAZZARELLA - Request for a Site Development Plan Review FOR A PROPOSED 2,432 SQUARE FOOT HOUSE CONVERSION TO AN OFFICE, FOR A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS AND FOR A 50-FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.18 acres at 408 South 7th Street (APN 139-34-710-032), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 1 (Moncrief).
34. SUP-4883 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CLEAR SPRINGS, LLC - Request for a Special Use Permit FOR A PROPOSED NON-PROFIT THRIFTSHOP at 4830 West Craig Road (APN 138-01-619-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
35. SDR-4882 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4883 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: CLEAR SPRINGS, LLC - Request for a Site Development Plan Review and a Waiver of the Building Location Standards FOR A 17,255 SQUARE FOOT COMMERCIAL ADDITION TO AN EXISTING RETAIL DEVELOPMENT on 1.65 acres at 4830 West Craig Road (APN: 138-01-619-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

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36. SDR-5369 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCO BRAMBILLA - OWNER: TOROS YERANOSIAN - Request for a Site Development Plan Review FOR A PROPOSED LOBBY ADDITION TO AN EXISTING MOTEL AND A WAIVER OF THE LANDSCAPE STANDARDS at 1213 Las Vegas Boulevard South (APN 162-03-112-028), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese).
37. SDR-5370 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BECKER & SONS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 55,643 SQUARE FOOT COMMERCIAL/INDUSTRIAL DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 9.97 acres approximately 580 feet west of Rancho Drive and 630 feet south of Cheyenne Avenue (a portion of APN 138-13-512-002), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/ Industrial), Ward 5 (Weekly).
38. SDR-5382 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EMERGING MARKETS OF NORTH AMERICA - OWNER: GRAND CANYON INVESTORS, LLC - Request for Site Development Plan Review FOR THE CONVERSION OF A 376-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,250 feet north of Grand Teton Drive (APN 125-07-701-004), PD (Planned Development) Zone, Ward 6 (Mack).
39. VAR-5531 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUFFALO WASHINGTON III, LLC - Request for a Variance TO ALLOW 93 PARKING SPACES WHERE 180 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).
40. SDR-5393 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5531 - PUBLIC HEARING - APPLICANT/OWNER: BUFFALO WASHINGTON III, LLC - Request for a Site Development Plan Review FOR A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER AND WAIVERS OF BUILDING SETBACKS, BUILDING ORIENTATION AND PERIMETER AND FOUNDATION LANDSCAPING STANDARDS on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).

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41. SDR-5395 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GORDON GUST - OWNER: GORDON GUST AND WENDA GUST - Request for a Site Development Plan Review FOR A PROPOSED 3,676-SQUARE FOOT WEDDING CHAPEL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape REQUIREMENTS, LANDSCAPE REQUIREMENTS, AND DESIGN STANDARDS on 0.16 acres adjacent to the northeast corner of Bridger Avenue and Las Vegas Boulevard (APN 139-34-611-047), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
42. SUP-5324 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STARVING STUDENTS, INC. - OWNER: NAMCO 8, LLC - Request for a Special Use Permit FOR A PROPOSED TRUCKING COMPANY at 3281 North Decatur Boulevard, Suite #120 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
43. SUP-5360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: N & J JEWELRY - OWNER: RAMPART COMMONS, LTD., LLC - Request for a Special Use Permit FOR A PROPOSED JEWELRY STORE, CLASS III at 1025 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
44. SUP-5362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSKA THAMMAVONGSA - OWNER: Z & Z, INC. - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 731 Fremont Street (APN 139-34-612-022), C-2 (General Commercial) Zone, Ward 5 (Weekly).
45. SUP-5378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JOHN S. BLOOM - Request for a Special Use Permit FOR AN EXISTING GUEST HOUSE/CASITA TO BE THREE FEET FROM THE SIDE PROPERTY LINE AND FOUR FEET FOUR INCHES FROM THE REAR PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED at 5501 Cory Place (APN 138-36-407-009), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).
46. SUP-5386 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAUL DEVITT - OWNER: BARRICK-BREO II, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 517 Fremont Street (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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47. SUP-5392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARBARA J. REAVES - OWNER: MATTHEW DALE NORMAN IRREVOCABLE TRUST, ET AL - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER at 4301 Stewart Avenue (APN 140-31-602-009), R-E (Residence Estates) Zone, Ward 3 (Reese).
48. SUP-5466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE SEPARATION DISTANCE REQUIREMENT at 425 Fremont Street (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
49. RQR-5247 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: GATEWAY MOTEL, INC. - Required One Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 40 FOOT HIGH, 28-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).
50. WVR-5355 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CLIFF SHADOWS PROPERTIES, LLC - Request for a Waiver of Title 18.12.100 TO ALLOW 24 FOOT PRIVATE STREET WIDTHS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED TOWNHOME DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-026), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 4 (Brown).
51. VAR-5373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TODD J. KENNER AND SALLY S. KENNER - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED ROOM ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.47 acres at 2240 Shaw Circle (APN 163-03-802-004), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

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52. VAR-5479 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Variance TO ALLOW 153,879 SQUARE FEET OF OPEN SPACE WHERE 606,678 SQUARE FEET IS REQUIRED FOR AN 854-UNIT MULTIFAMILY DEVELOPMENT on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development - 50 Units Per Acre)], Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

53. ABEYANCE - TXT-5037 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.
54. TXT-5391 - TEXT AMENDMENT - - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.090 Section D(3), to remove the limit on the number of terms that can be served by a member of the Historic Preservation Commission.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.